

**STAFF MEETING MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING
ROOM 113
TUESDAY, AUGUST 7, 2001
10:00 A.M.**

Commissioners Present: Kathy Campbell, Chair
Bob Workman, Vice Chair
Bernie Heier
Larry Hudkins
Ray Stevens

Others Present: Kerry Eagan, Chief Administrative Officer
Gwen Thorpe, Deputy Chief Administrative Officer
Kathleen Sellman, Planning Director
Mike DeKalb, Planning Department
Kent Morgan, Planning Department
Don Thomas, County Engineer
Trish Owen, Deputy County Clerk
Melissa Koci, County Clerk's Office

1 ADDITIONS TO AGENDA

None were stated.

2 FUTURE LAND USES UNDER THE COMPREHENSIVE PLAN

Kathleen Sellman, Planning Director, appeared and distributed documentation regarding the *County Board Comprehensive Plan* briefing (Exhibit A).

Sellman said the following items will be discussed during the meeting:

- Interacting with the other jurisdictions within Lancaster County
- Density, acreages, agriculture and prairies
- Tour of maps reflecting Future A, B and C
- Schedule and upcoming meetings

Sellman said the Planning Department has been looking beyond the boundaries of Lancaster County to see what is happening in surrounding counties.

Sellman also said the consultant, Gould-Evans-Goodman, is working with Planning on putting together a white paper (residential and non-farm development) on the issues of acreages, rural development and how it all works with agriculture and prairie values so they can get a look at the components of what the issues are, what needs to be looked at, and what other places are doing. She said the white paper should be done within the next couple of weeks.

Mike DeKalb, Planning Department, appeared and distributed documentation regarding the *Futures Summary Table* (Exhibit B). He said there is a 5-mile stretch around the outside of Lancaster County which includes 17 counties.

DeKalb also distributed documentation regarding *Assumptions for Futures* (Exhibit C) and indicated 90% of the population resides in the City of Lincoln and the remaining 10% live in Lancaster County. The 10% is made up of 6% acreages, 3% residents of incorporated towns and villages and 1% agricultural. DeKalb said they are looking at 30 square miles being added to the "2025 Growth" area which includes 18 square miles in the future service limit of the current Comprehensive Plan and 12 square miles outside of the current Plan boundaries. He said the assumption is 1.5% of the annual growth rate, which would add approximately 113,000 persons to the County, of which 102,000 would be added to the City population between 2000 and 2025. The assumptions used to estimate the land area required for each Future are:

- Residential - additional 42,562 dwelling units
- Commercial - additional 15 million square feet of commercial space
- Industrial - additional 1,250 acres of industrial development
- Acreages - additional 19 square miles of acreage use by 2025 and 27 square miles more for the period beyond the year 2025

DeKalb said Future A plan calls for relatively greater density and more redevelopment within the city. It adds 18 square miles to the city by the year 2025. It channels 10 percent of new dwelling units into new multi-family redevelopment in older portions of Lincoln. Newer areas develop at densities of five dwelling units per acre, compared to three to four dwelling units per acre found in Future B and C. Beyond 2025, urban expansion occurs to the west, southwest and east.

DeKalb said Future B points city growth in an east direction past Stevens Creek on 84th Street. It preserves the flood plain around the city's waterways. Future B expands city limits by 30 square miles by the year 2025, with long-term growth after that expanding further east and along Salt Creek to the south.

DeKalb also said Future C calls for 30 square miles in a multi-direction growth pattern, with growth to the southwest, west, north, east and south. It also sets aside areas of native prairie and saline wetlands for special protection.

Kent Morgan, Planning Department, appeared and distributed documentation regarding the *Comprehensive Plan Committee: Draft List of Possible Future Agenda Items* (Item D). He noted there was one month added to the process for the decision regarding the beltway. Morgan said the Comprehensive Plan Committee will be meeting on August 17th and August 24th and are hoping by September 7, 2001 they will have a decision on the combination of the futures that they will recommend at the City-County Common meeting on September 11, 2001.

Ray Stevens, County Commissioner, asked who is on the Comprehensive Plan Committee.

Morgan indicated the Comprehensive Plan Committee is a 14-member group of people from the City and County appointed by the City Council, County Board and the Mayor and does have two representatives from the Planning Commission.

Kathy Campbell, County Commissioner, asked about N-2 not being included in the 18 acres.

Morgan said part of N-1 is south of the Interstate and there was a piece of N-2 that was not part of the base feature because it is being developed now. He said the future service limit includes future development of N-1.

Larry Hudkins, County Commissioner, asked why there isn't any development around Branched Oak Lake.

DeKalb said the reason it hasn't been discussed is because Planning is working off the base of existing development and also because they are looking at a drainage basin philosophy and trying to reflect some better soils. He said there is an issue of saline intrusion on groundwater to the north and northwest. DeKalb said they would look at the possibilities of developing around Branched Oak Lake.

Bernie Heier, County Commissioner, asked the Planning Staff if they have seen the document from the Lincoln Wastewater System which shows a \$38.5 million project regarding the sewer lines going around the west side of Lincoln. He wondered if Planning was wasting their time on the Assumptions for Futures if the sewer plan goes into effect.

Sellman said the Planning Department is working closely with both Wastewater and Water on their master planning. She said she hasn't seen the document.

Morgan said the project is needed because of existing conditions with what is in the development of the current plan. He said Lincoln Wastewater System is designing a system that goes beyond the City and beyond what the Comprehensive Plan calls for in regard to projected growth.

DeKalb said they are long range planning people who have control over water and sewer and they are meeting with the Planning Department on a regular basis. They are also using Planning's projections and data to develop their long range projections.

Sellman said the conditions that exist in the Beal Slough area are such that the utilities people can only assure Planning over the next 12 months that they will be able to extend sewer to development as it occurs. They can't give Planning any assurance beyond that without the project happening.

Hudkins asked about a stub sewer that was put out northwest of Huskerville that goes ½ mile into a pasture and has never been developed.

DeKalb said the property was originally zoned R-3 residential and the owner came to the City and asked for the land to be zoned back to agriculture because he wanted it greenbelted and didn't want to develop it long term and wanted to continue farming it.

Hudkins suggested taking a closer look at going up the drainage basin south of 9-mile prairie and see what could be developed.

DeKalb said there was a water pressure issue when Boss Hog's Party Barn came in with their subdivision. He said the water pressure could only take his water lines up to a certain part of the hill and if he went to the top of the hill or to multi-storage buildings, the water pressure would not be there. When he spoke with the City regarding putting in pump stations to pump up the water just for his subdivision, it was too much of a cost for too small of an area to serve.

Sellman asked if the County Board is being adequately informed by the Planning Department and Comprehensive Plan Committee. She believed the Board could be kept more up to date about what is going on with Lincoln's future assumptions and growth.

Hudkins said after the September discussion at the City-County Common meeting, maybe the Planning Department should meet with the County Board for a working session.

Campbell suggested meeting once or twice a month for a working session after the September 11, 2001 City-County Common meeting. She also said she likes the concept of tiers on acreages on Future C with more designations. She noted part of the problem in the past has been fewer designations in the County and not more, which would help in the plan especially as Lincoln becomes more urban. Campbell also said Don Thomas can verify that there is a lot of traffic on the roads that are coming into the County and the traffic counts are increasing.

Hudkins said the manufacturing plant on North 14th Street was unable to find another site adjacent to a town and have recently left Lancaster County and apparently took an option in Wahoo. He would like the Planning Department to research what other counties have done regarding light industrial outside the city limits. He said the neighborhood was accepting, but because a competitor said they were working outside their zoning, they chose to move their plant somewhere else.

Workman indicated he also likes Future Plan C and questioned the Saline Wetlands as far as density.

Sellman said there are big bubbles expressing the general nature of what is seen which doesn't indicate that every square inch of ground there has that quality to it. In moving forward with whatever concepts survive the next cut, Planning will be looking at how best to preserve those values, which probably does not mean that there will be an absolute absence of development there.

Hudkins also said he likes the concept of Future Plan C and is willing to explore the options of clustering within, special permits and working with people in developing their land.

Eagan noted there has been discussion in the past about the I-80 corridor from Lincoln to Omaha and didn't know if it was in the Comprehensive Plan.

Sellman said Planning is very much involved in the decision making and they have a grant to do some planning on the project. She said they have met with some of the other jurisdictions that are involved and it should be gearing up in the next few weeks.

Campbell suggested getting an overview of the September 11, 2001 City-County Commons meeting and then having a working session soon after that.

DeKalb said the meetings with public participation and input from the public has been a major item in the process. The Comprehensive Plan Committee and Planning have been meeting with the smaller counties, the north and south part of town and downtown on a regular basis going through the assumptions. He said a month ago there were four targeted focus groups which included the Business Development Community, Agriculture Community, Neighborhood Community and Environmental Community who they met with to get their points of view. He suggested the County Board host a meeting with the four focus groups to discuss what they are doing, what the thoughts are, versus what Planning is thinking about. DeKalb also suggested having an all government meeting.

Campbell thought it was a great idea and suggested having it at the Event Center. She said there should be two meetings, one with all the Village Clerks and the Village Chairman of Lancaster County and the other with the counties surrounding/abutting Lancaster County.

At the direction of the Chair, the meeting was adjourned.

Bruce Medcalf
Lancaster County Clerk